Joint Meeting of Planning & Zoning Commission and Village Council Monday, December 8th, 2008 Minutes 6:30 PM 10 N. High Street, Town Hall

Call to order: Mr. Deeds called the meeting to order at 6:34pm

Roll Call Council: John Bender Rick Deeds Bruce Jarvis

Victor Paini Marilyn Rush-Ekelberry

Leah Turner

Roll Call Planning & Zoning: Bill Christensen Jeff Graber

Jim Knowlton Dan Konold Jennifer Solomon Mike Vasko

James Wynkoop

Mr. Jarvis moved to excuse Mrs. Mershon. Mrs. Rush-Ekelberry seconded the motion.

VOTE: AYES Dr. Bender, Mr. Deeds, Mr. Paini,

Ms. Rush-Ekelberry, Mrs. Turner, Mr. Jarvis

NAYS

Motion carried.

Agenda Items:

Future Land Use Plan Presentation by Committee

Mr. Bob Garvin, of the Main Street Organization, stated that this is a 25 – 50 year projection for land use in Canal Winchester that was put together by a committee consisting of business owners, residents, council members and more.

Mr. Strayer presented a sheet looking at 1991 land uses versus 2008 land uses and noted that there has been a great growth in residential uses but the office and industrial warehouse uses have either shrunk or maintained their percentages. This is a concern when these areas are where most of the tax revenue is generated.

Mr. Strayer presented a map of the future land use plan to Council and Planning & Zoning. See attached.

^{**} Mrs. Mershon later joined the meeting at 6:38pm.

Mr. Jarvis asked if this portrayed the optimum ratios. Mr. Strayer stated that the percentages are probably skewed toward industrial, but that will allow for maximum flexibility when the time comes. This is a guideline. Market forces and outside factors will have to be taken into account. Discussion ensued.

Mr. Larry Creed, of EMH&T, presented the Thoroughfare Plan through a series of graphics. See attached. Discussion ensued. This will be discussed further at a later joint meeting.

Mr. Jarvis wanted to get Planning and Zoning's opinion on the subdivision of the AR1 zoning code into apartments and condominiums. It was stated that the division of the zoning code is the right direction to take and that more strict guidelines on density considerations would be helpful. New language will be drafted and brought in front of Planning and Zoning.

Other Business

Adjourn Motion to adjourn was made by Mr. Paini and seconded by Dr. Bender.

VOTE: AYES Dr. Bender, Mr. Deeds, Mrs. Mershon, Mr. Paini,

Ms. Rush-Ekelberry, Mrs. Turner, Mr. Jarvis

NAYS

Motion carried. Time out 7:17pm